

**Sample Financial Analysis**  
**Projected Lease Obligation**  
**5/7/10/Purchase**

<b>Projected Building Expenses</b>					<b>Lease Expenses</b>											
<u>Year</u>	<u>Oper.</u>	<u>R/E Tax</u>	<u>Elec.</u>	<u>Other</u>	<u>Base Rent</u>	<u>Free Rent</u>	<u>Oper.</u>	<u>R/E Tax</u>	<u>Elec. ***</u>	<u>T.I.'s</u>	<u>Other</u>	<u>Revitalize Plan***</u>	<u>Total P.R.S.F.</u>	<u>Total P.U.S.F.</u>	<u>Sq. Ft.</u>	<u>Total Rent</u>
1998	\$0.00	\$0.00	\$0.00	0.00												
1999	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0
2000	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0
2001	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0
2002	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0
2003	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0
2004	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0
2005	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0
2006	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0
2007	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0
2008	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0
2009	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0
<b>Total</b>					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0
<b>NPV</b>					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	<b>\$0</b>

<b>Escalation Assumptions (1998)</b>			<b>Area (E3-E7, P8) – Option A</b>			<b>Financial Assumptions</b>	
Direct Operating (est.)	\$0.00	0.00%	Rentable Square Feet	0		Discount Rate (FDIC)	5.64%
Real Estate Taxes *	\$0.00	variable	Useable Square Feet	0		Interest Rate (Landlord)	10.00%
Electricity (Submeter @ 103%)	\$0.00	0.00%	Loss Factor	0.0%			
Other	\$0.00	0.0%					
			<b>Rent</b>			<b>Tenant Improvements</b>	
Real Estate Taxes*	<b>Amt.</b>		Base Rent (Years 1-2)	\$0.00		Total Hard Cost (+10% contingency)	\$0.00
1997 – 1998	\$0.00		Base Rent (Years 3-5)	\$0.00		Design Costs	\$0.00
1998 – 1999 (estimate)	\$0.00		Base Rent (Years 6-8)	\$0.00		Moving Costs	\$0.00
			Base Rent (Years 9-10)	\$0.00		DIRM (Tel. & Cabling)	\$0.00
Escalation Bases	<b>Amt.</b>	<b>Year</b>	Real Free Rent ** 3 months	\$0.00		Less Broker Contribution	\$0.00
Direct Operating	\$0.00	2000				Less Landlord Contribution	\$0.00
Real Estate Taxes	\$0.00	1999/00				Total Cost to FDIC	\$0.00
			<b>Termination Options / Penalty</b>			Note: FDIC will paint (\$3.00) every 3 yrs & carpet (\$600) every 7 yrs	
			After 5 <sup>th</sup> Lease year	NA		<b>Critical Dates</b>	
			After 7 <sup>th</sup> Lease year	\$0.00		Possession (est.)	0-1Mar-99